

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Sudbury Historical Commission
Group or Committee Affiliation (if any):

Submission Date: October 31, 2008
Sudbury Historical Commission and Sudbury Building
Dept.

Submitter's address and phone number:
199 Concord Road
Sudbury, MA 01776

Purpose (please select all that apply):
 Open Space
 Community Housing
XX Historic
 Recreation

Submitter's email address:

radoski@worldnet.att.net (Liz Radoski)

Project Name: Loring Parsonage – Exterior Restoration

Project Description:

The Loring Parsonage exterior restoration will include roofing, repairing the exterior building envelope (windows, doors, trim, gutters, bulkhead, etc) plus any structural elements such as sills, powder post beetle infestation or severely deteriorated beams needing reinforcement or replacement. First floor accessibility improvements for entry into the building will also be made. All work to be done in historically accurate period colors and workmanship, and in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

This project replaces Article 40 of the 2006 Annual Town Meeting. Only \$4,640 of that article was used to remove exterior wiring around the building and install underground computer networking. The need for substantial additional work was brought to the Town's attention during the bid process, and increased the scope of the project beyond the original appropriation. While the original scope was for roofing, limited siding replacement and painting, it is evident that additional items need consideration, and which logically make sense to complete prior to, or while, roofing and siding are being done. Therefore a decision to halt the project was made until such time as a more complete assessment can be made of the building.

Final prices will be ascertained prior to the April 2009 Annual Town Meeting so that an exact amount can be approved. The SHC is working with the Permanent Building Committee, who is currently engaging the services of an architect to determine the scope of work to be performed and prepare bid documents for release in late winter/early spring.

Since the future use and occupancy of the Parsonage has yet to be determined, interior evaluations / modifications are premature at this time. However, a full restoration of the structure is needed, including the electrical system, the heating and ventilation systems, and the floor circulation system including stairways and handicapped access to the second floor.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount & source)
2010	Unknown at this time	To be determined	
2011			
2012			
2013			
2014			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects?

The Loring Parsonage is a major historical asset of the Town of Sudbury and the restoration of the building is within the CPA guidelines for historical funding. This 18th century building provides our Town Center with essential character and by completing the exterior restoration now will prevent more costly restoration in the future providing an advantageous cost/benefit value.

General CPC Criteria

- The project is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation. This project is categorized as restoration of a historic resource.
- This project is consistent with the Master Plan, which identifies the need to maintain the Loring Parsonage as critical to preserving the town's cultural and historic resources (pg. 66).
- This project preserves the essential character of the town as described in the Master Plan. The Parsonage is within the Sudbury Center Historic District and is an identified historic structure within the district.
- Restoration of the Parsonage preserves a historic resource that would otherwise be threatened if it were not maintained.
- The revision of this project to incorporate additional exterior structural work is more practical than dividing the work over multiple years. Receiving actual bids will ensure that the project can be performed within budget.
- Exterior restoration of the building within its expanded scope will prevent further deterioration and more costly repairs in the future.
- This project preserves a currently owned town asset.
- The project has received endorsement by the Permanent Building Committee, Historic Districts Commission and the Building Department.

Historical Criteria

- This project protects and restores a historic resource of significance.
- The Loring Parsonage is a town-owned property of historical significance.
- The restoration of this building will enhance its function as a historical site by making it handicap accessible.
- This project is within the Sudbury Center Historic District, and the building is on the National Register of Historic Places.

- The project demonstrates a public benefit by making the building handicap accessible.
- In making the exterior repairs to the building, this project demonstrates the ability to provide permanent protection for maintaining the historic resource. If left to further deteriorate, the building may become unviable.

Does this project fall within the jurisdiction or interest of other Town boards, committees or Departments? If so, please list the Boards, Committees or Departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

This is a joint project with the Sudbury Building Department and Permanent Building Committee, and has the support of the Sudbury Historical Districts Commission. The original project also received the support of the Finance Committee and the Board of Selectmen. Those boards will be presented with the amended proposal for their recommendation.

For Community Preservation Committee Use:

Form Received On: _____

Project Presented to CPC On: _____

Reviewed By: _____

Determination: _____

